

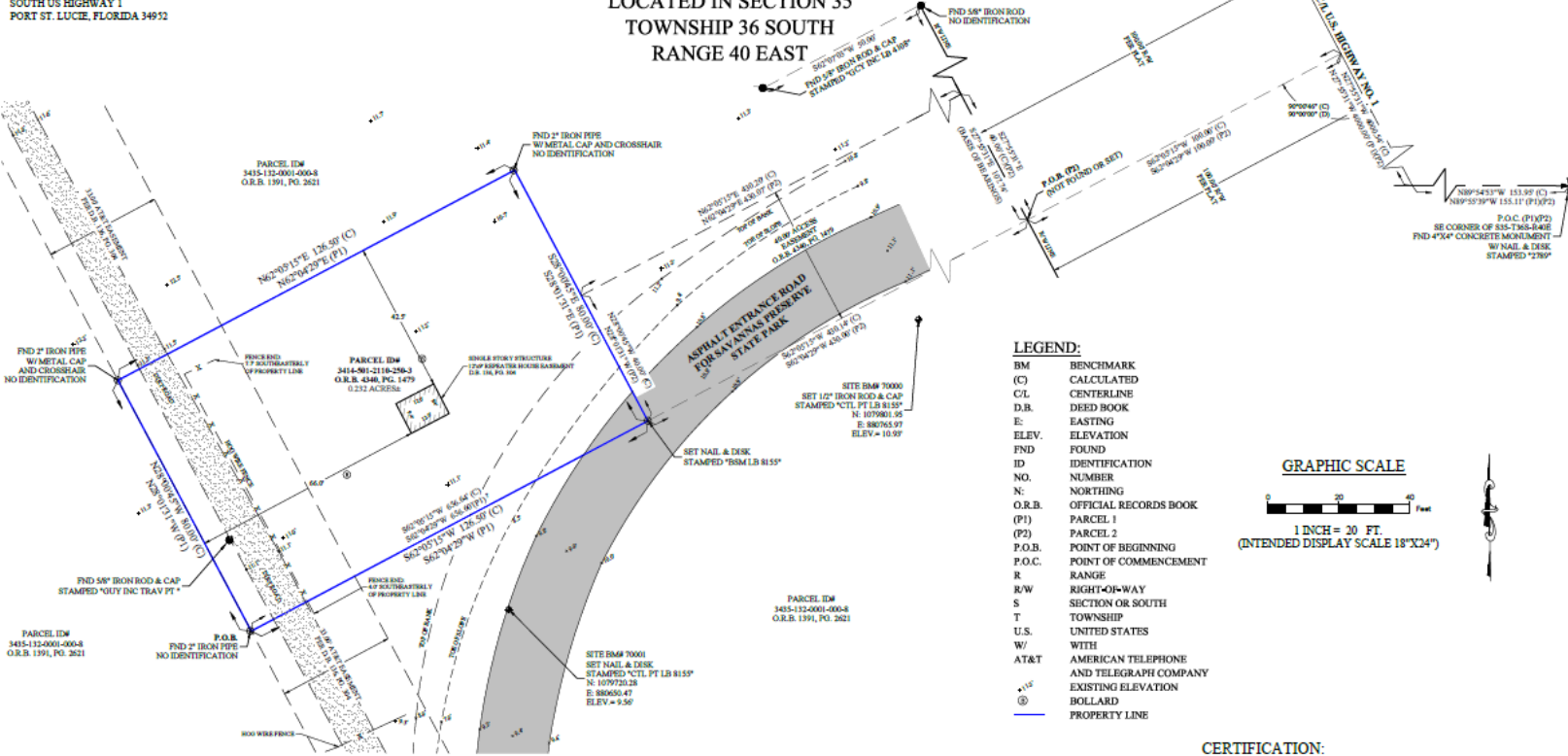
# Executive Summary

**PROPERTY ADDRESS:**

SOUTH US HIGHWAY 1  
PORT ST. LUCIE, FLORIDA 34952

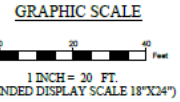
## BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 35  
TOWNSHIP 36 SOUTH  
RANGE 40 EAST



**LEGEND:**

|        |  |
|--------|--|
| BM     | BENCHMARK                                |
| (C)    | CALCULATED                               |
| CL     | CENTERLINE                               |
| D.B.   | DEED BOOK                                |
| E.     | EASTING                                  |
| ELEV.  | ELEVATION                                |
| FND    | FOUND                                    |
| ID     | IDENTIFICATION                           |
| NO.    | NUMBER                                   |
| N.     | NORTHING                                 |
| O.R.B. | OFFICIAL RECORDS BOOK                    |
| (P1)   | PARCEL 1                                 |
| (P2)   | PARCEL 2                                 |
| P.O.B. | POINT OF BEGINNING                       |
| P.O.C. | POINT OF COMMENCEMENT                    |
| R      | RANGE                                    |
| R/W    | RIGHT-OF-WAY                             |
| S      | SECTION OR SOUTH                         |
| T      | TOWNSHIP                                 |
| U.S.   | UNITED STATES                            |
| W/     | WITH                                     |
| AT&T   | AMERICAN TELEPHONE AND TELEGRAPH COMPANY |
| ±      | EXISTING ELEVATION                       |
| ⊕      | BOLLARD                                  |
| —      | PROPERTY LINE                            |



**SURVEYOR'S NOTES:**

1. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 31-17.05(11) OF THE FLORIDA ADMINISTRATIVE CODE.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
4. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1.
6. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
7. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, SAID LINE BEARS SOUTH 27°53'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY IS BASED ON A REVIEW OF A TITLE COMMITMENT BY GULFSTREAM TITLE SERVICES, INC. FILE NUMBER 24-242, EFFECTIVE DATE: MAY 8, 2024 AT 5:00 P.M.
10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. LUCIE COUNTY PROPERTY APPRAISER OFFICE.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12111C, PANEL NUMBER 0291C, WITH AN EFFECTIVE DATE OF 02/19/20.

**LEGAL DESCRIPTION:**

(O.R.B. 4340, PG. 1479)

PARCEL 1  
A PARCEL OF LAND LYING IN A PORTION OF LOT 10, BLOCK 1, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, OF PLAT NO. ONE, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, RUN N 89° 37' 33" W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 155.11 FEET TO THE CENTERLINE OF U. S. HIGHWAY NO. 1; THENCE N 27° 53' 31" W ALONG SAID CENTERLINE FOR 4,000 FEET; THENCE SOUTH 62° 04' 29" W AND PERPENDICULAR TO SAID CENTERLINE FOR 656.50 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS RECORDED IN DEED BOOK 136, PAGES 304 AND 305 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 28° 01' 31" W ALONG SAID WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR 80 FEET; THENCE N 62° 04' 29" E 126.4 FEET; THENCE S. 28° 01' 31" E AND PARALLEL WITH SAID WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR 80 FEET; THENCE S 62° 04' 29" W FOR 126.5 FEET TO THE POINT OF BEGINNING SITUATED IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2  
TOGETHER WITH A 49-FOOT ACCESS ROAD EASEMENT FOR INGRESS AND EGRESS PURPOSES TO THE ABOVE PROPERTY LYING IN A PORTION OF LOTS 9 AND 10, BLOCK 1, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, OF PLAT NO. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, RUN N 89° 37' 33" W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 155.11 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE N 27° 53' 31" W ALONG THE SAID CENTERLINE FOR 4,000 FEET; THENCE SOUTH 62° 04' 29" W AND PERPENDICULAR TO SAID CENTERLINE FOR 100 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AND THE POINT OF BEGINNING; THENCE CONTINUE S 42° 04' 29" W FOR 430 FEET; THENCE N 28° 01' 31" W 40 FEET; THENCE N 62° 04' 29" E 430.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE S 27° 53' 31" E 40 FEET TO THE POINT OF BEGINNING SITUATED IN ST. LUCIE COUNTY, FLORIDA.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:**
1. JEFF LAUGHREN
  2. GULFSTREAM TITLE SERVICES INC.
  3. COMMON WEALTH LAND TITLE INSURANCE COMPANY
  4. AMERICAN LAND TITLE ASSOCIATION

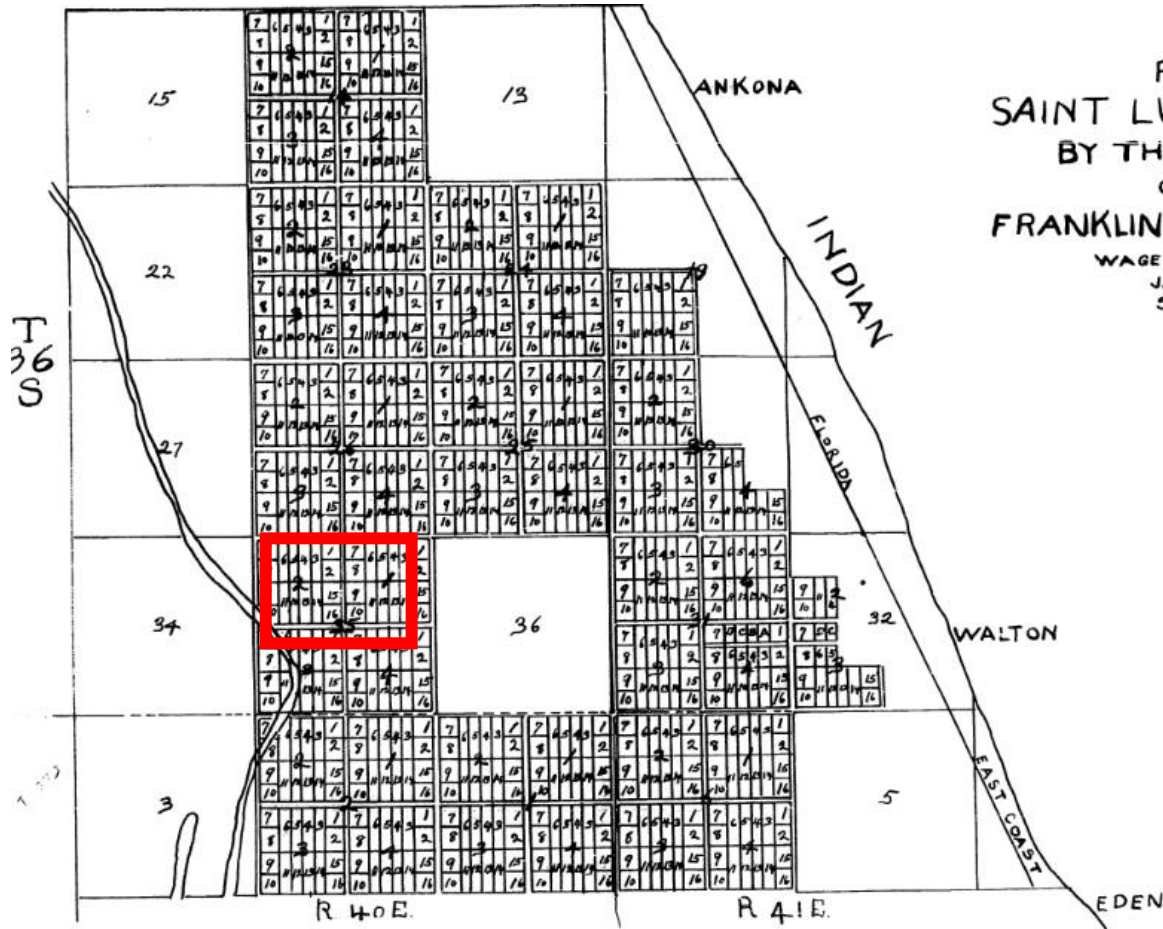
SIGNED: RICHARD E. BARNES III, PROFESSIONAL SURVEYOR AND MAPPER # 7074 DATE:

|                 |          |
|-----------------|----------|
| FIELD WORK DATE | 05/20/24 |
| REVISION DATE   |          |
| SHEET           | 1 OF 1   |
| DRAWN BY:       | EGB      |
| CHECKED BY:     | REB      |
| JOB #:          | 24-201   |

**BSM & ASSOCIATES**  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
883.484.8324 LB 8155

- 0.23 acre Privately held parcel (platted in 1910 to be used as a SFR) with existing building on it rezoned by the City of PSL to GU (General Use) making the property nonconforming
- Parcel requires a min 20,000 sf, but is only 10,018 sf.
- Discussions with DEP, SFWMD in progress – no objections to developing lot since this land is privately held.
- City/State Canoe Launch Project resulted in improper placement of roadway & ATT easement, encroaching on private lands.
- Development of property into camping area will be positive benefit to the park.
- Request is for City of PSL to approve a variance for relief on the minimum lot size requirement for this parcel. All other zoning requirements can be met.

# Existing Parcel History



PLAT N<sup>o</sup> 1  
 SAINT LUCIE GARDENS.  
 BY THE INDIAN RIVER.  
 OWNED BY  
 FRANKLIN LAND COMPANY  
 WAGEN & HALLOWES .C.E.  
 JACKSONVILLE  
 SCALE 1" = 1/8 MILE  
 11-16-10

STATE OF FLORIDA: ss  
 County of Duval  
 I, J. E. Patten, County Clerk, do hereby certify that the within plat is a true and correct copy of the original filed in my office on the 11th day of November, 1910.  
 J. E. Patten  
 County Clerk



The Waters family promoting St Lucie Gardens 1910. (Photo Reginald Waters Rice) from Jensen and Eden by Sandra Henderson Thurlow.

- St Lucie Gardens was a huge subdivision in the region of the St Lucie River/Indian River Lagoon including the savannas filed in 1911 by the Franklin Land Company of Jacksonville
- 1958 Land purchased by General Development Corp for developing Single Family Home communities
- 1961 – City of PSL Incorporates



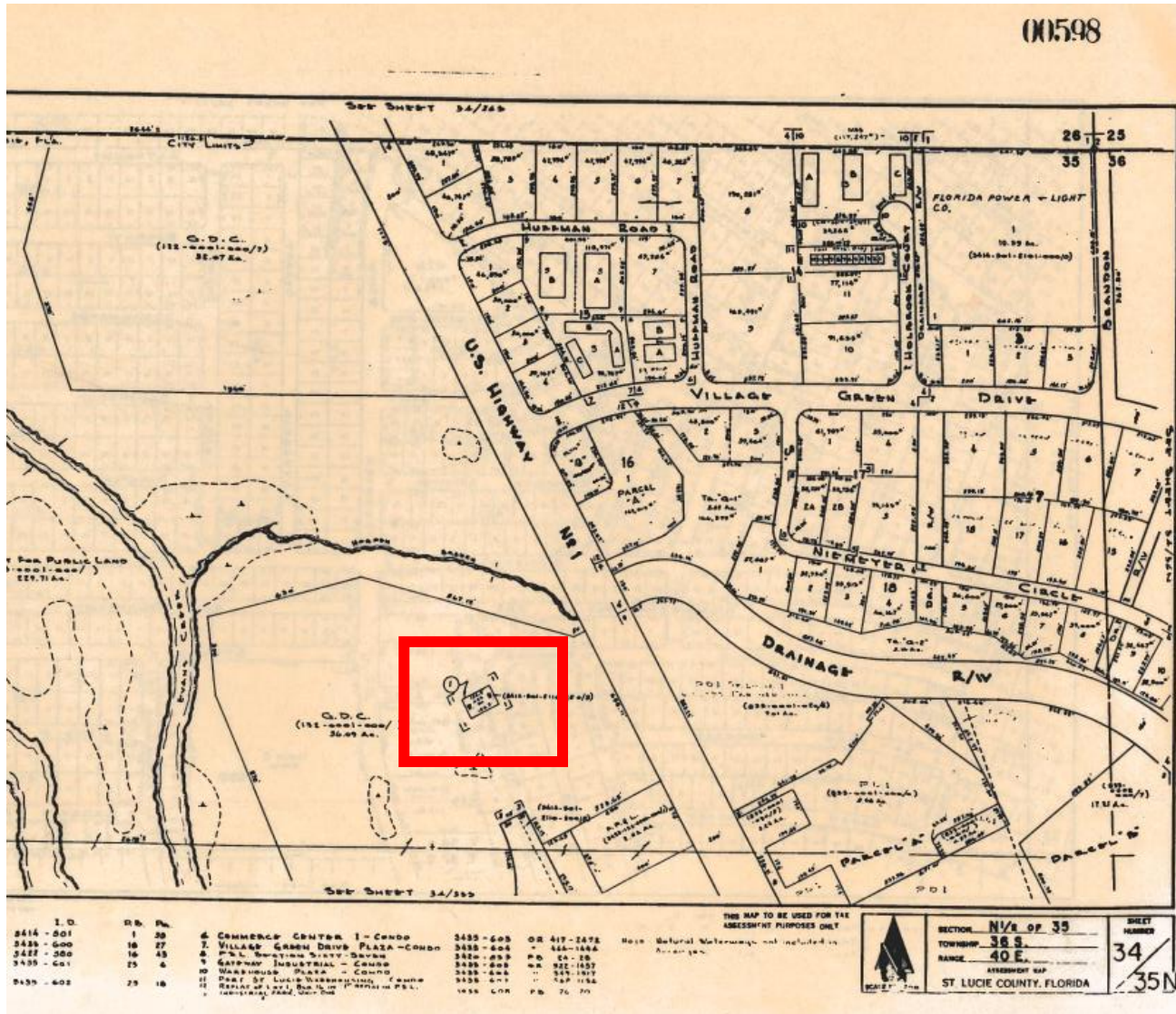
## Existing Parcel History(continued)



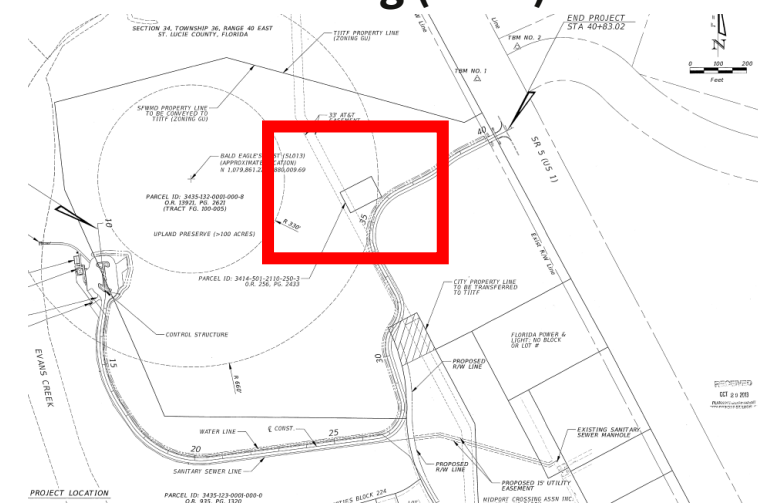
- Property in question is only privately owned property remaining in this area – All property surrounding this parcel was developed into a State Park/Preserve Area, Planned Communities to the South, and Commercial Buildings to the East on US Hwy 1



# Existing Parcel History(continued)



**Building (1960)**

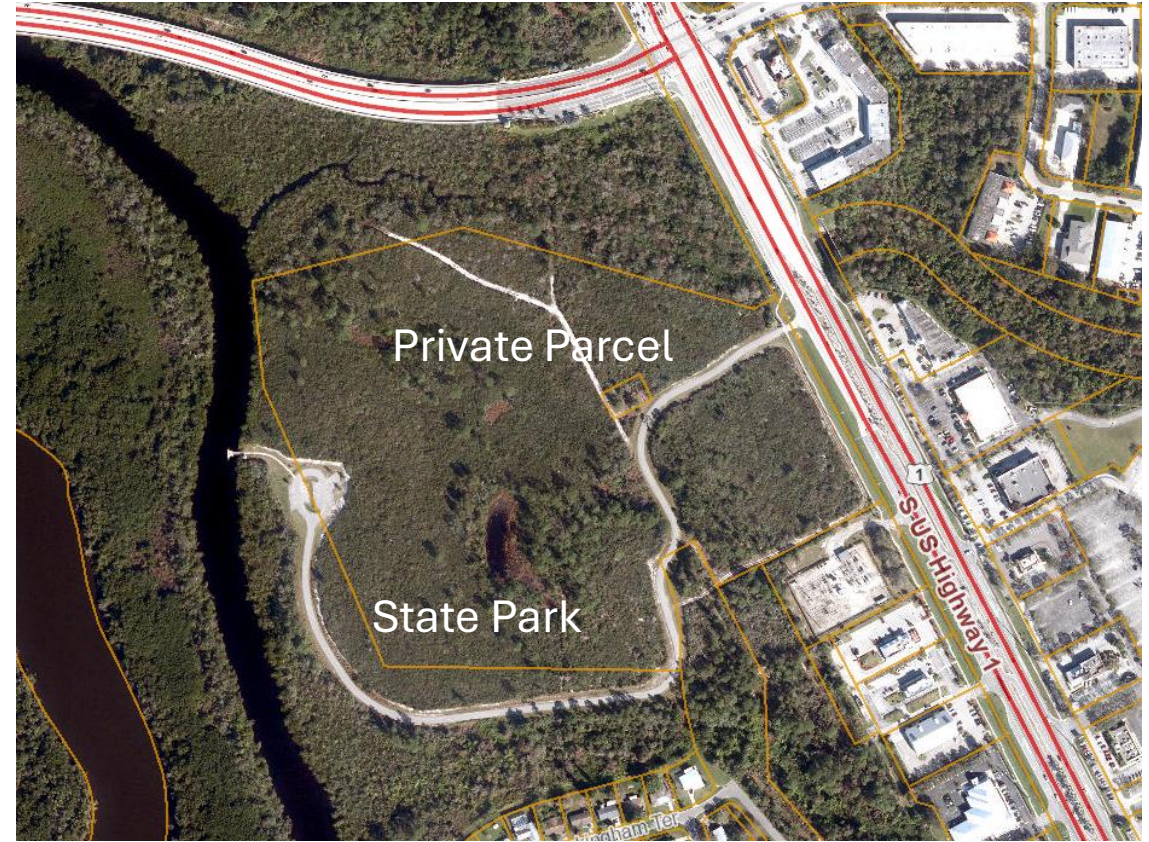
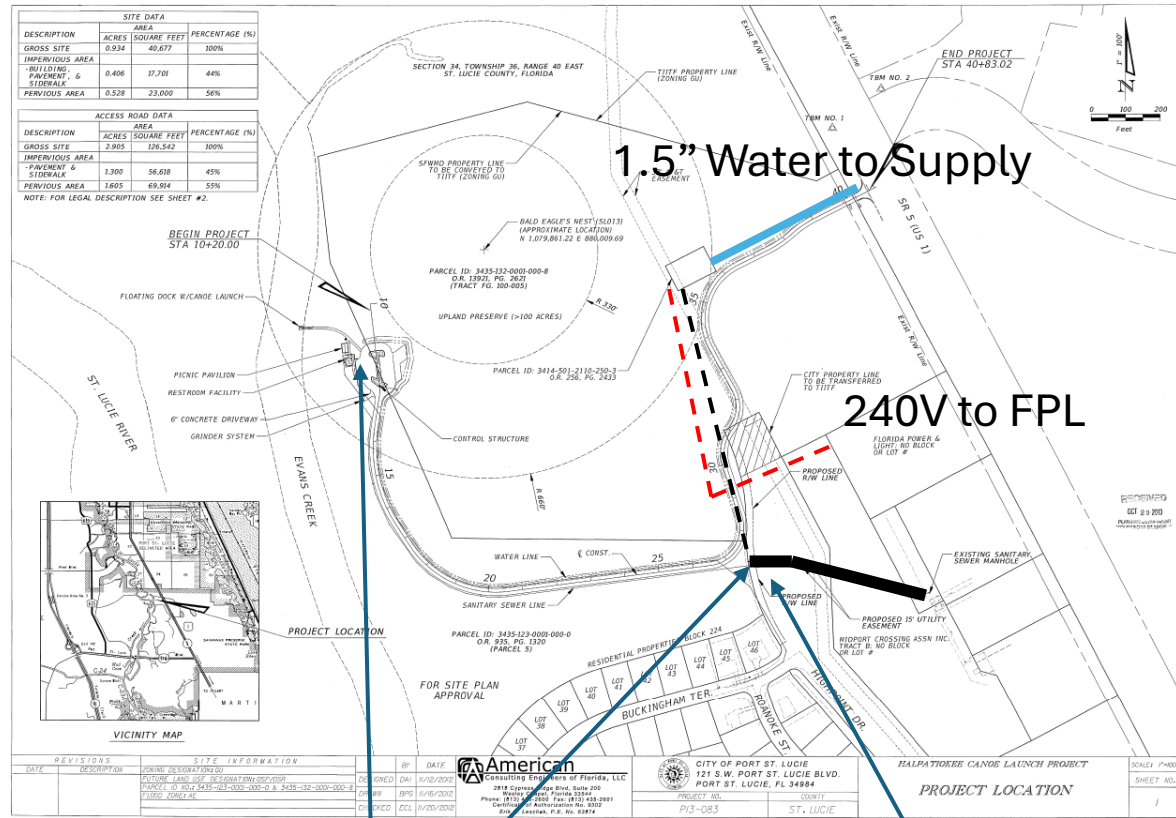


**Canoe Launch Project (2012)**

- Current Use Designated as GU – General Use. Proposed use will be under the existing allowable uses 158.060(5) – Non-Profit Camping Area. Existing 113SF Building on property.



# Existing Parcel History - Canoe Launch Project in 2012



Proposed to Extend 4" San to Capped Off San Line

2012 Canoe Launch Project approved for Power, Sanitary, & Water, but According to Project Engineer, scope limited due to funding. Engineer states that Sanitary was bored To location shown then capped. As-builts are being requested for Project.

- Utilization of approved Electrical, Plumbing & Sanitary plan from 2012 Canoe Launch Project for developing utility plan for parcel.

# Zoning Requirements for Development

## Sec. 158.060. - General Use Zoning District (GU).



- (A) **Purpose.** The general use zoning district (GU) is intended to apply to those areas of the City which are presently undeveloped and where the future use is either uncertain, or which the arrangement or boundaries of future uses cannot be clearly defined, and for which any other zoning would be premature or unreasonable. The general use (GU) district also allows certain land extensive uses by special exception which may be transitional or which may be allowed permanently if deemed appropriate.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Crop raising; poultry, livestock or cattle production; dairy farming; fruit growing; flower and shrub growing; plant nursery (wholesale only); bee keeping; fish hatchery; and forestry; and including accessory uses or structures and a dwelling occupied only by the owner or tenant and family; the raising of hogs, pigs and goats and the operation of feed lots are expressly prohibited;
  - (2) Park or playground, or other public recreation; including the retail sales of alcohol beverages for on premises consumption in accordance with [Chapter 110](#);
  - (3) Publicly owned or operated building or use;
  - (4) Single-family dwelling;
  - (5) Camping area (public or non-profit); and
  - (6) Stable and horse-riding academy.

- Current Use Designated as GU – General Use. Proposed use will be under the existing allowable uses 158.060(5) – Non-Profit Camping Area

# Zoning Requirements for Development

## (E) Minimum Parcel Requirements.

- (1) Single-family dwelling—Ten (10) acres and a minimum width of three hundred thirty (330) feet.
- (2) All other permitted or special exception uses—Twenty thousand (20,000) square feet and a lot width of one hundred (100) feet.

## (F) Maximum Building Coverage.

- (1) Single-family dwelling—Ten (10) percent.
- (2) All other permitted or special exception uses—Thirty (30) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, provided that airport control towers, broadcasting towers, and transmission stations shall be exempt from this requirement.

(H) **Minimum Living Area.** One thousand two hundred (1,200) square feet of living area, and one thousand four hundred (1,400) square feet of ground area.

## (I) Yard Requirements and Landscaping.

### (1) Single-Family Dwellings.

- a. **Front Yard.** Each lot shall have a front yard with a building setback line of fifty (50) feet.
- b. **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of thirty (30) feet.
- c. **Rear Yard.** Each lot shall have a rear yard with a building setback line of fifty (50) feet.
- d. **Landscaping Requirements.** Landscaping and buffering requirements are subject to [Chapter 154](#).

### (2) All Other Permitted or Special Exception Uses.

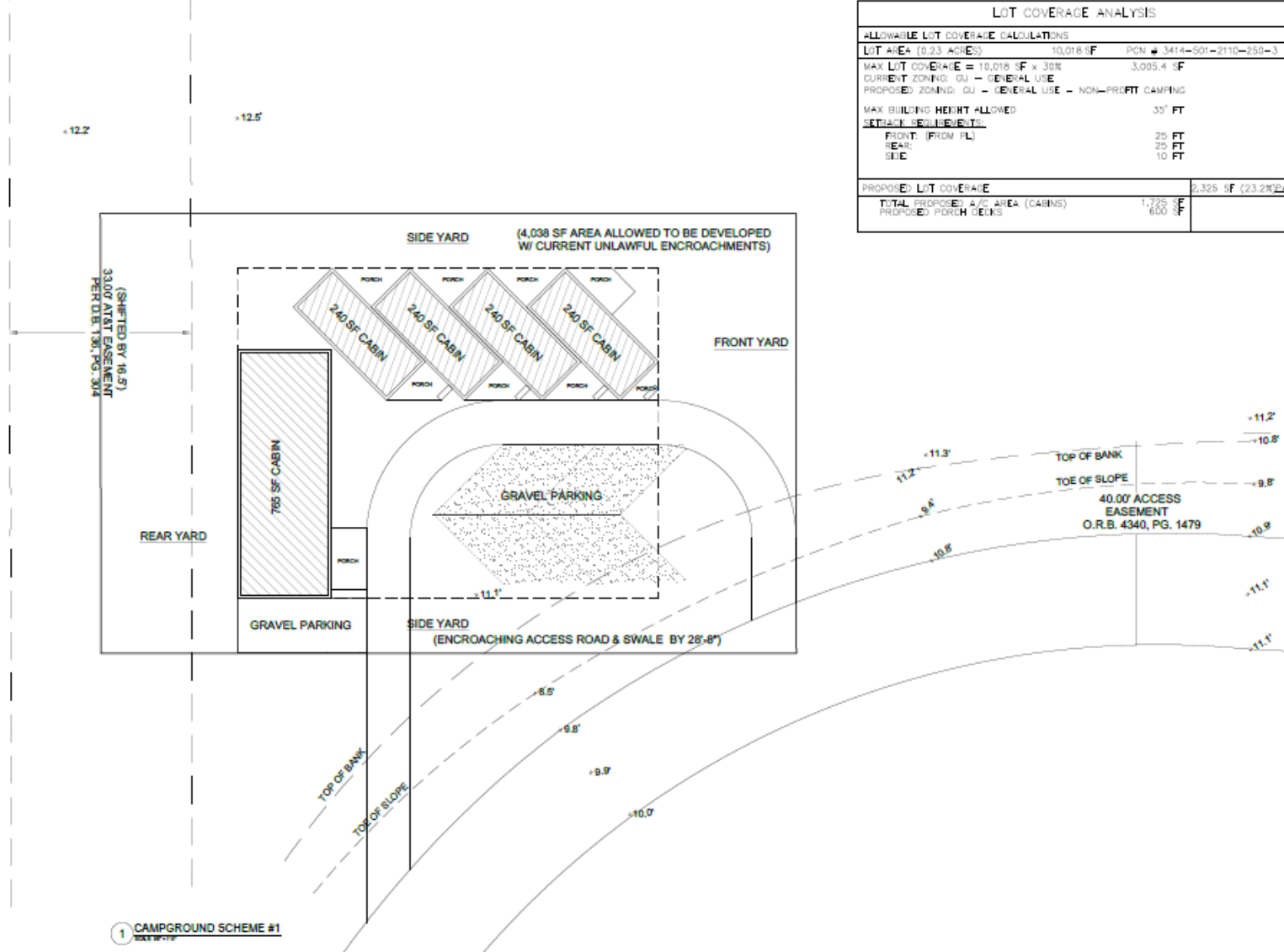
- a. **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
- b. **Side Yard.** Each lot shall maintain two (2) side yards with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential zoning district or to a public street right-of-way.
- c. **Rear Yard.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet.
- d. **Buffering.** A six-foot high completely opaque masonry wall or wooden fence shall be provided along the entire length of any side or rear property line abutting property zoned residential. All mechanical equipment shall be screened from property zoned residential. Said screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with [Chapter 154](#).

- **Current Use Designated as GU – General Use. Proposed use will be under the existing allowable uses 158.060(5) – Non-Profit Camping Area**

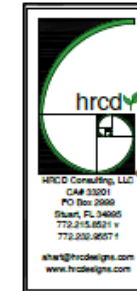
- **Request to waive 20,000 sf & 100' Lot Width Requirement – Existing 126.5"X80' Lot is 10,018 sf**
- **All other criteria for GU Lot Development will be met**



# Camping Area (Feasibility Study)



| LOT COVERAGE ANALYSIS               |                                       |
|-------------------------------------|---------------------------------------|
| ALLOWABLE LOT COVERAGE CALCULATIONS |                                       |
| LOT AREA (0.23 ACRES)               | 10,018 SF                             |
| PCN #                               | 3414-501-2110-250-3                   |
| MAX LOT COVERAGE = 10,018 SF x 30%  | 3,005.4 SF                            |
| CURRENT ZONING:                     | GU - GENERAL USE                      |
| PROPOSED ZONING:                    | GU - GENERAL USE - NON-PROFIT CAMPING |
| MAX BUILDING HEIGHT ALLOWED         | 35' FT                                |
| SETBACK REQUIREMENTS:               |                                       |
| FRONT (FRONT FL)                    | 25 FT                                 |
| REAR:                               | 25 FT                                 |
| SIDE:                               | 10 FT                                 |
| PROPOSED LOT COVERAGE               | 3,325 SF (23.2%)                      |
| TOTAL PROPOSED A/C AREA (CABINS)    | 1,725 SF                              |
| PROPOSED PORCH DECKS                | 600 SF                                |



hrcd CONSULTING, LLC  
 648 3301  
 PO Box 2066  
 Stuart, FL 34955  
 772.215.8521  
 772.202.9677  
 ah@hrcdesigns.com  
 www.hrcdesigns.com



project name  
**PROPOSED CAMPING AREA (NON-PROFIT)**  
 6005 S US Highway 1  
 Fort St Luke, FL

project number  
 2024-8955

drawn by: AH  
 checked by: AH  
 approved by: AH

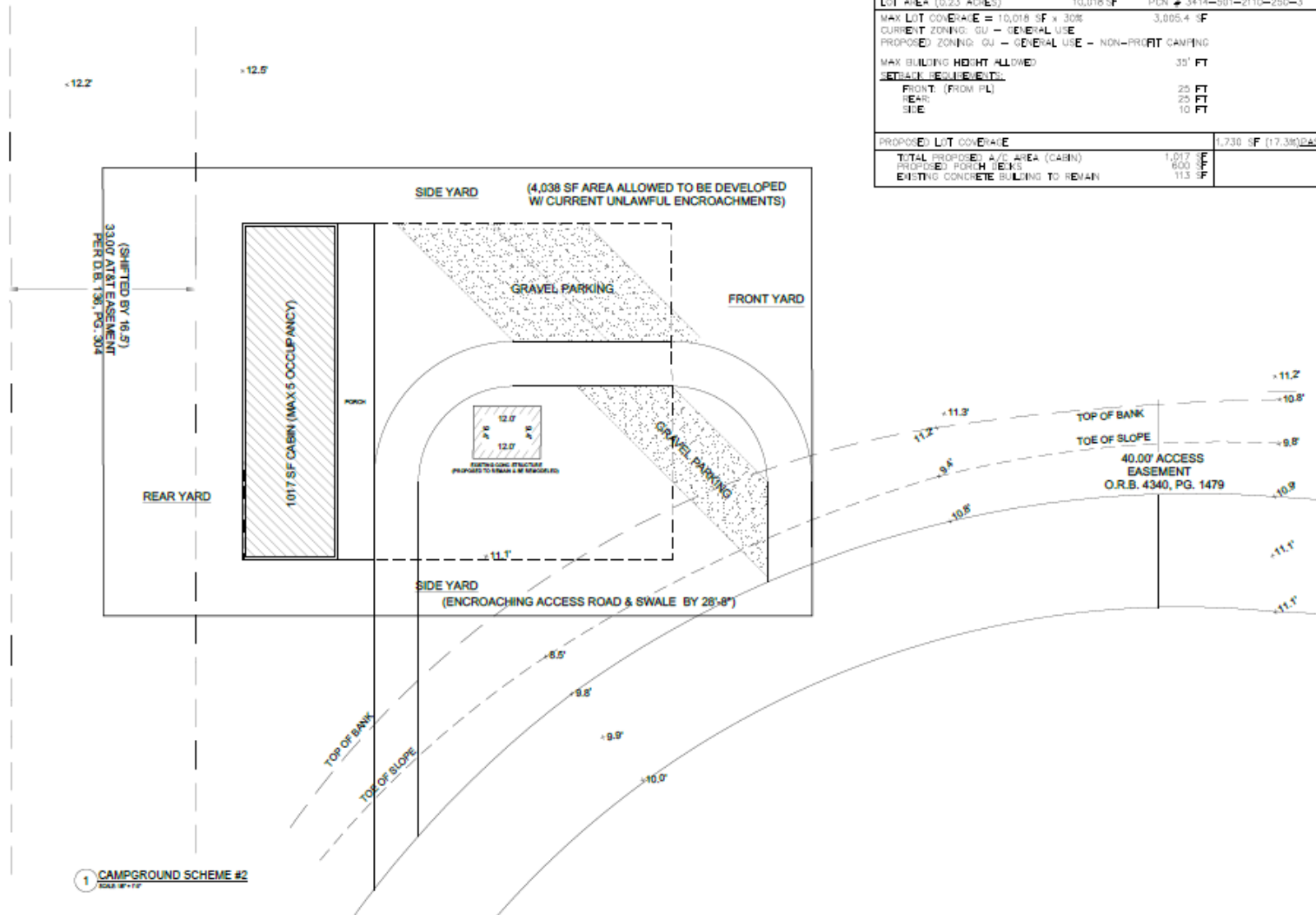
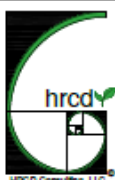
issued for: J.C.  
 date: 8/28/24

sheet  
**SCH01**

- Scheme 1 – 5 Cabin Camping Layout – All Buildings Pre-engineered, fabricated off-site, installed 18” Above Grade on Piers
- All GU Criteria Met with exception of Minimum Lot Size Requirement



# Camping Area (Feasibility Study)

hrcd  
CONSULTING, LLC  
648 3301  
PO Box 2699  
Stuart, FL 34955  
772.215.8521 •  
772.232.5507 f  
aher@hrcdesigns.com  
www.hrcdesigns.com

PROPOSED CAMPING AREA (NON-PROFIT)  
600 S US Highway 1  
Port St Lucie, FL

project number  
2024-8955

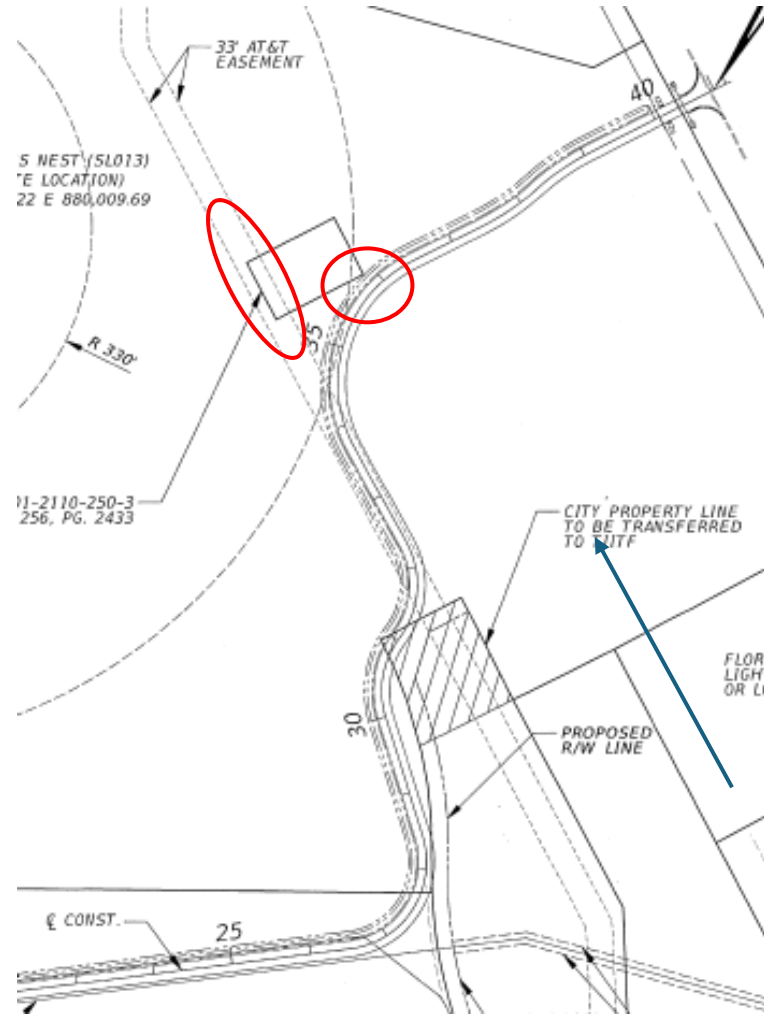
drawn by ALH  
checked by ALH  
approved by ALH  
issued for date

DATE 4/26/24

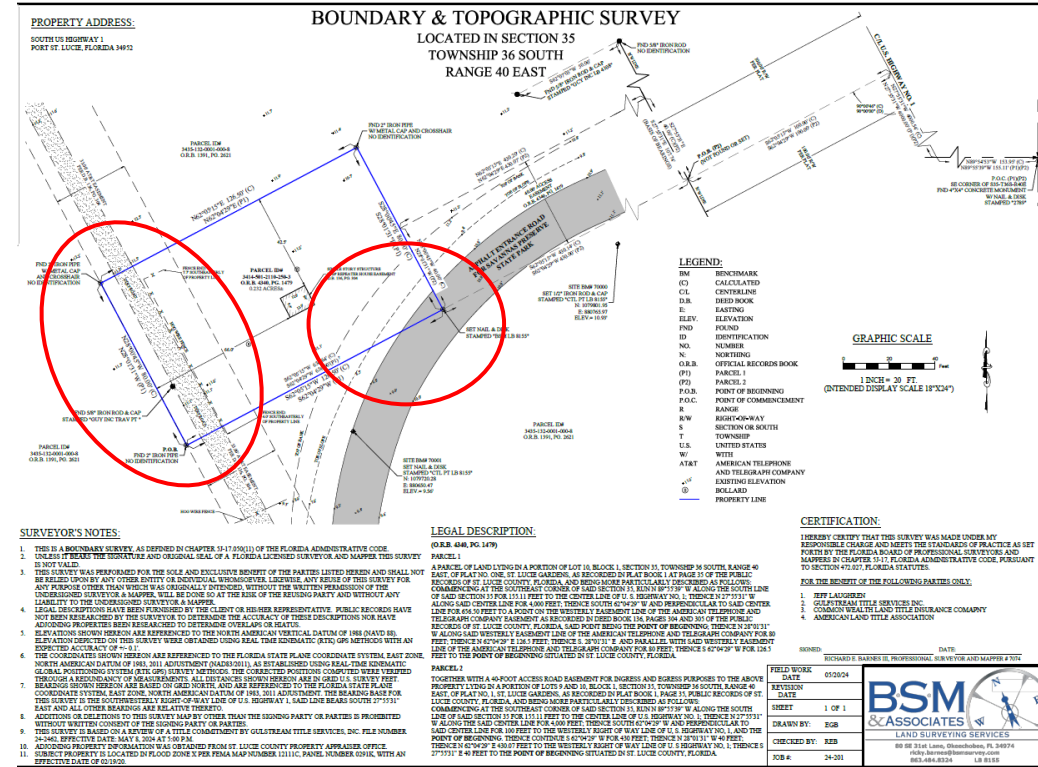
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**SCH02**

- Scheme 2 – 1 Cabin Camping Layout w/ Tent Camping – Building Pre-engineered, fabricated off-site, installed 18” Above Grade on Piers. Existing Concrete Building to Remain
- All GU Criteria Met with exception of Minimum Lot Size Requirement

# Private Property Encroachments



2012 Canoe Launch Project Showing Approved Design for Road & Easement at Private Parcel



Existing Survey Showing Encroachment onto Private Lands

- Discussions in progress with DEP & SFWMD (Adjacent Property Owners) about encroachments & possible solutions.